



**ACTION AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California**

WEDNESDAY, OCTOBER 5, 2005, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Jason Kelley, Paul Da Veiga, Ramona Kohlmann

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 05-24 (SORELY THIRD-STORY DECK)

APPLICANT: Gary Sorely

REQUEST: To permit the construction of a third-story deck in conjunction with a second story addition to an existing single-story, single-family home.

LOCATION: 17022 Bolero Lane (east side of Bolero Lane, north of Sirius Drive)

PROJECT PLANNER: Rami Talleh

STAFF RECOMMENDS: Continue to the October 12, 2005 meeting

CONTINUED TO THE OCTOBER 12, 2005 MEETING WITH THE PUBLIC HEARING OPEN

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 05-15 (EDGEWATER REMODEL)

APPLICANT: Keith Jorgensen

REQUEST: To permit a 1,413 sq. ft. first and second floor addition to an existing two-story single-family dwelling with an overall building height of 30 ft. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 16947 Edgewater Lane (west side of Edgewater Lane and south of Davenport Drive)

PROJECT PLANNER: Jason Kelley

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

(Continued)

**3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 05-25/VARIANCE
NO. 05-05 (NGUYEN RESIDENCE)**

APPLICANT: Andy Do

REQUEST: **CUP:** To permit the construction of a 340 sq. ft. bonus room and a 700 sq. ft. deck on the third floor of a new 2,537 sq. ft. single family home with a maximum height of 33 feet. **VAR:** To permit construction of third-floor habitable area outside of the confines of the second story roof volume. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 1115 Orange Avenue (southeast corner of 12th Street and Orange Avenue)

PROJECT PLANNER: Paul Da Veiga

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH MODIFIED FINDINGS AND CONDITIONS

**4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 05-26 (SILVERY LIQUOR
MART)**

APPLICANT: Pintip Metanai

REQUEST: To permit the establishment of a 1,750 sq. ft. retail market with more than 10 percent of the floor area devoted to sales, display and storage of alcoholic beverages in an existing 1,750 sq. ft. commercial building.

LOCATION: 16091 Beach Boulevard (southwest corner of Beach Boulevard and Aldrich Avenue)

PROJECT PLANNER: Ron Santos

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Sixty Three Dollars (\$1263.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Forty Dollars (\$1540.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.